

## \$449,000 - 15119 86 Street, Edmonton

MLS® #E4437638

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this 1,943 sq foot gem nestled in a peaceful cul-de-sac in Evansdale, perfect for families or buyers looking for space and character! This charming two - storey home features a large primary suite with a walk in closet and private 2- piece ensuite. Upstairs you will find two additional bedrooms and a full bathroom ideal for growing families or guests. The main floor boasts a bright living room, formal dining room, half bath and a cozy kitchen with a breakfast nook. One of the standout features is a library /den with a wood burning fireplace - perfect for curling up with a book or entertaining in style. Downstairs you will find a fully developed basement retreat complete with a spacious family room, wet bar and a oversized bathroom featuring a relaxing sauna - your own personal spa. Bonus extras are attached breezeway with skylights, built in BBQ and lots of potential to update and make it your own. Don't miss this unique opportunity to own a home with true character , comfort and space.

Built in 1973

### Essential Information

MLS® # E4437638

Price \$449,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,943                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15119 86 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 5X5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Barbecue-Built-In, Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Opener, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Paved Lane, Playground |

|              |  |
|--------------|--|
|              | Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Stucco, Vinyl   |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 02        |

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Listing information last updated on August 3rd, 2025 at 10:17am MDT